

Amendment No. 1 to SB2204

Kelsey
Signature of Sponsor

AMEND Senate Bill No. 2204

House Bill No. 1926*

by deleting all language after the enacting clause and substituting instead the following:

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 21, Part 1, is amended by adding the following as a new section:

A real property owner who prevails in an action challenging the validity of a lien, including in a slander of title proceeding, shall recover:

- (1) The person's reasonable attorney's fees,
- (2) The person's reasonable costs to challenge the validity of the lien;
- (3) Liquidated damages in an amount equal to three (3) times the person's attorney fees; and
- (4) Any actual damages incurred by the person.

SECTION 2. This act shall take effect July 1, 2018, the public welfare requiring it.